



1 Maeshyfyd Terrace, Dyserth, Denbighshire, LL18 6EY

£165,000

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EPC - D57 Council Tax Band - C Tenure - Freehold

Maeshyfyd Terrace, Dyserth

2 Bedrooms - House - Semi-Detached

Available! This Two Bedroom Semi-Detached House situated within the sought after village location of Dyserth, welcoming brilliant views across the Clwydian hillside and being within close access to many local amenities. Being an ideal starter home, the property comprises two bedrooms, open-plan kitchen-diner, living room, bathroom and downstairs cloakroom. Additional benefits including off street parking and gardens to the front and rear. Contact our office today to arrange a viewing! EPC Rating - D 57



Accommodation

via a uPVC double glazed door with obscure glazing leading into the:

Entrance Hallway

4'1" x 4'1" (1.24 x 1.24)

Having lighting, radiator, stairs to the first floor landing and door off.

Living Room

13'3" x 11'9" (4.04 x 3.58)

Having lighting, telephone point, power points, solid fuel fire-place with back boiler and surround and hearth, under the stairs storage cupboard and a uPVC sliding patio door onto the front elevation.

Kitchen/Diner

17'7" x 8'9" (5.36 x 2.67)

Comprising of wall, drawer and base units with a complementary worktop over, void for washing machine, void for fridge, void for freezer, inbuilt Hotpoint electric oven with four ring electric hob and stainless steel extractor fan above, stainless steel sink and a half and drainer with mixer tap over, partially tiled walls, lighting, radiator, uPVC double glazed window onto the side elevation, uPVC double glazed window onto the rear elevation and a uPVC double glazed patio door giving access to the rear garden.



Cloakroom

4'10" x 2'10" (1.47 x 0.86)

Having a low flush W.C., lighting, radiator, partially tiled walls and a uPVC double glazed obscure window onto the side elevation.

Stairs to First Floor Landing

Having lighting, loft access hatch and uPVC double glazed obscure window onto the side elevation

Bedroom One

17'9" x 11'9" (5.41 x 3.58)

Having lighting, power points, radiator, door into the jack and jill bathroom and two uPVC double glazed windows onto the front elevation.



Bedroom Two

10'9" x 8'0" (3.28 x 2.44)

Having lighting, radiator, power points, door giving access to the jack and jill bathroom and a uPVC double glazed window onto the rear elevation.

Jack and Jill Bathroom

8'9" x 5'6" (2.67 x 1.68)

Having a low flush W.C., bath with wall mounted shower, hand-wash basin, partially tiled walls, lighting and a uPVC double glazed obscure window onto the rear elevation.



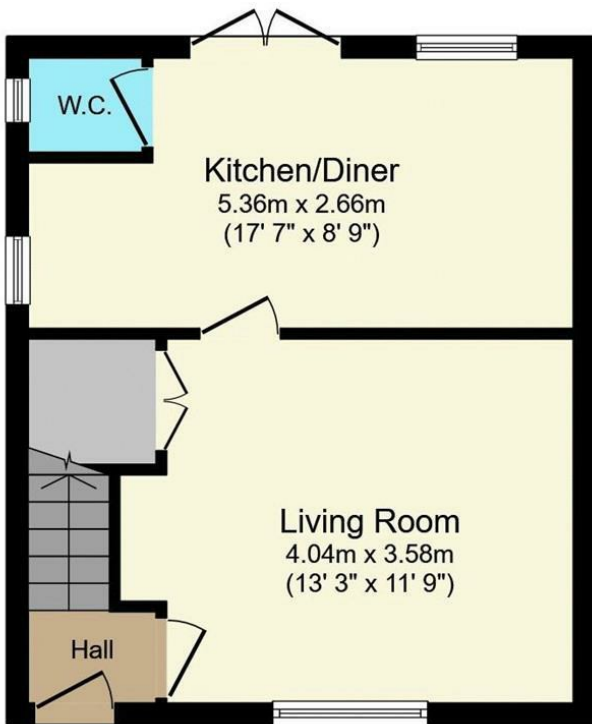
Outside

The property is approached via a concrete pathway leading up to the accommodation entrance. The front garden is mainly laid to lawn and has a concreted area for off-road parking. The rear garden is paved and also laid to lawn with superb views of the Clwydian Mountain Range.

Directions

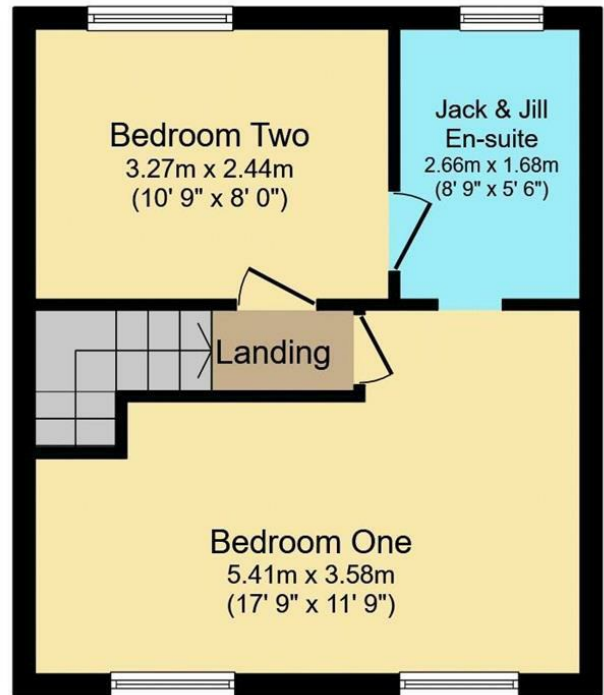
Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road, through the village of Meliden and passing the Dyserth Resort Falls on the left to the traffic lights. Turn left signposted Dyserth, onto Waterfall Road and continue along passing Dyserth Waterfalls on the left, up the hill and take the next right before the traffic lights. Continue along and you will find the property on the left hand side as you approach the one way system.





Ground Floor

Floor area 34.0 sq.m. (366 sq.ft.) approx



First Floor

Floor area 34.0 sq.m. (366 sq.ft.) approx

Total floor area 68.0 sq.m. (732 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.